

058.C

0001

0112.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

524,700 / 524,700

USE VALUE:

524,700 / 524,700

ASSESSED:

524,700 / 524,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	112
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Owner 1: CHELIKANI RAHUL &

Owner 2: KOTAGIRI NAMRATA

Owner 3:

Street 1: 49 MORaine ST #5

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: HUNTER RICHARD D/SARA M -

Owner 2: -

Street 1: 1 WATERMILL PLACE #112

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

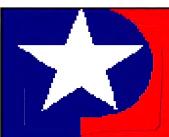
Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								152863
								GIS Ref
								GIS Ref
								Insp Date
								10/03/17



USER DEFINED

Prior Id # 1:	152863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	524,700	0	.	.	524,700		Year end	12/23/2021
2021	102	FV	517,600	0	.	.	517,600		Year End Roll	12/10/2020
2020	102	FV	503,300	0	.	.	503,300	503,300	Year End Roll	12/18/2019
2019	102	FV	470,600	0	.	.	470,600	470,600	Year End Roll	1/3/2019
2018	102	FV	391,700	0	.	.	391,700	391,700	Year End Roll	12/20/2017
2017	102	FV	365,300	0	.	.	365,300	365,300	Year End Roll	1/3/2017
2016	102	FV	365,300	0	.	.	365,300	365,300	Year End	1/4/2016
2015	102	FV	331,600	0	.	.	331,600	331,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER RICHARD	64862-534		1/30/2015		371,000	No	No		Richard D. Hunter D.O.D 2/25/2011 Bk 60627 Pg
CARTUS FINANCIA	49215-450		3/30/2007		345,000	No	No		
SHIHONG SHENG	49165-30		3/23/2007	Sub Sale	345,000	No	No		
DAILY TIMOTHY G	38144-432		2/28/2003		299,900	No	No		
HOLMAN STEVEN L	23460-545		7/26/1993		135,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2020	709	Redo Kit	11,905	C					7/8/2021	USPS	JO	Jenny O
									10/3/2017	Measured	DGM	D Mann
									12/5/2008	MLS	MM	Mary M
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES**COMMENTS****SKETCH**

Full Bath:	2	Rating: Average	BK; 20697 PG; 358, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

OTHER FEATURES	1st Res Grid	Desc: Line 1	# Units 1
Kits:	1	Rating: Average	
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.08765912
Const Adj.:	0.97656715
Adj \$ / SQ:	345.206
Other Features:	45357
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616610
Depreciation:	91875
Depreciated Total:	524735

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:**AvRate:****Ind.Val**

Juris. Factor:		Before Depr:	535.07
Special Features:	0	Val/Su Net:	513.91
Final Total:	524700	Val/Su SzAd:	513.91

PARCEL ID

058.C-0001-0112.0

SKETCH**IMAGE**